

Conceptual Review Agenda

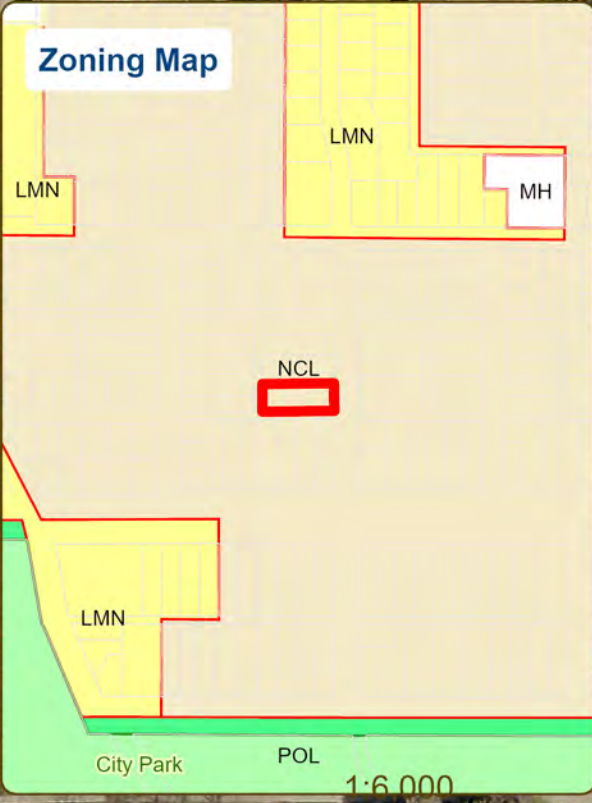
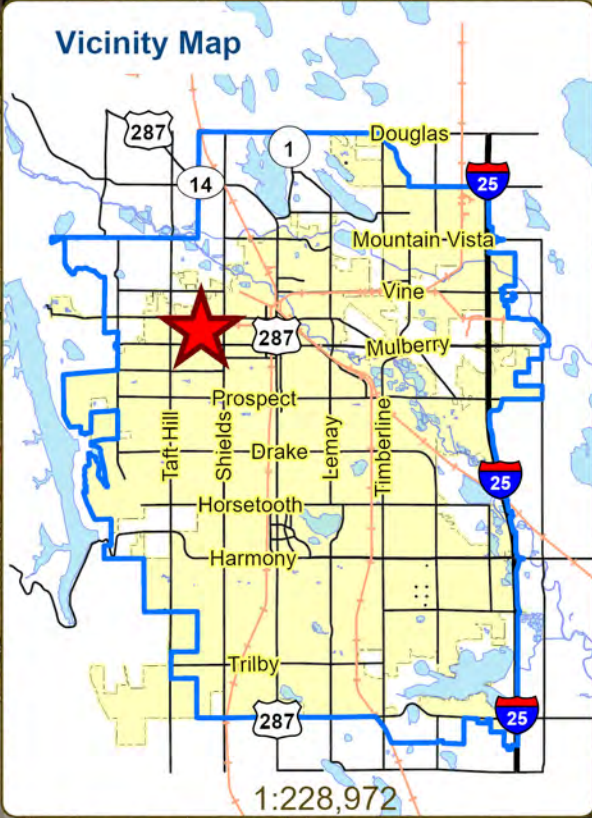
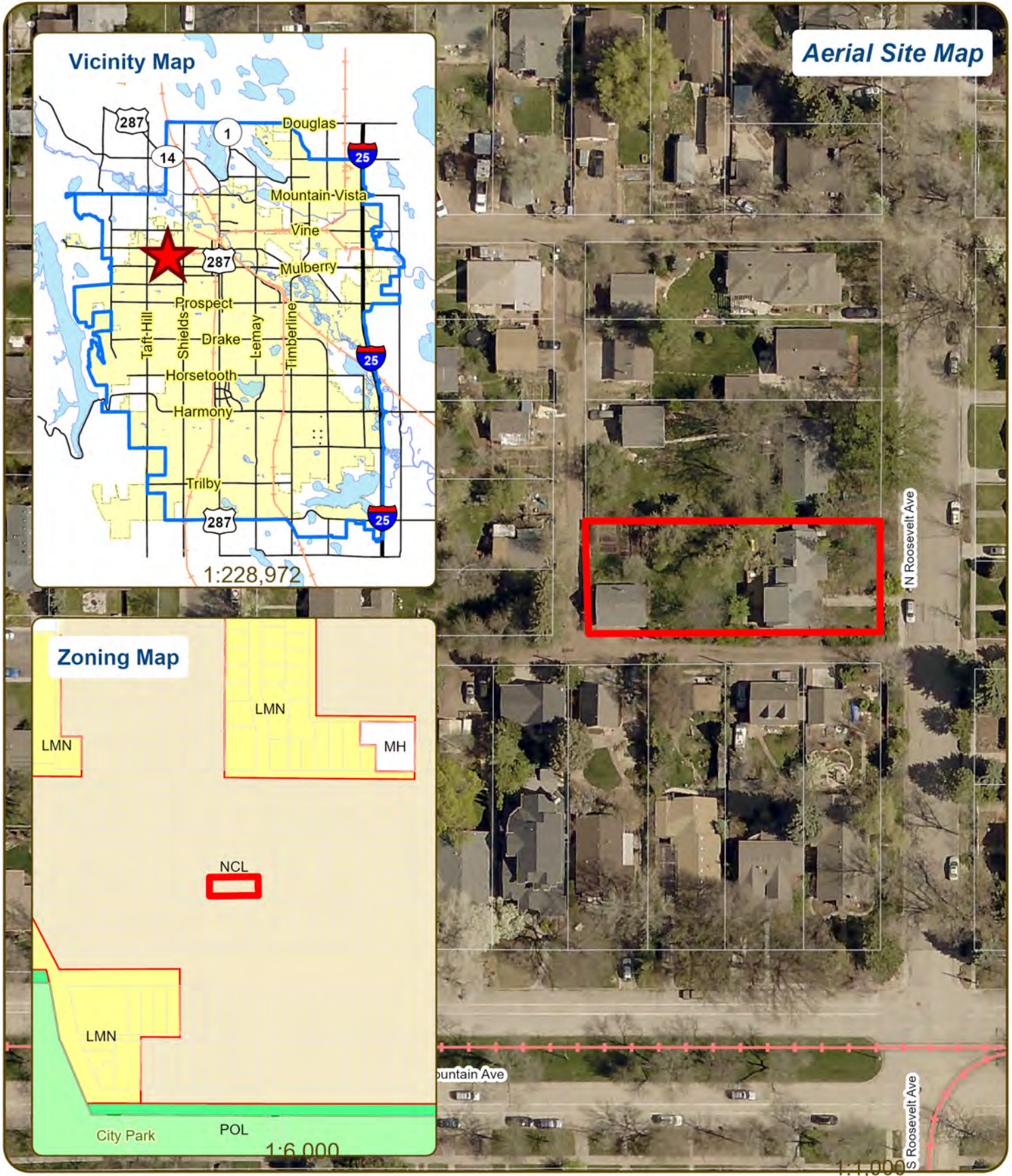
Schedule for 03/03/22

Meetings hosted via Zoom Web Conferencing

Thursday, March 3, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	115 N Roosevelt Ave Carriage House CDR220017	David Jones 970-556-9871 david.jones@colostate.edu	This is a request to build a carriage house at 115 N Roosevelt Ave (parcel # 9710413025). The proposed dwelling unit is 1,000 sf and two-stories tall (644 sf ground floor and 356 sf second floor). Two garage parking spaces are proposed. Access is taken from the alley to the west. The site is approximately .05 miles north of W Mountain Ave and .4 miles west of N Shields St. The property is within the Neighborhood Conservation Low Density (NCL) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: John Gerwel / Dave Betley DRC: Todd Sullivan

115 N Roosevelt Ave Carriage House



Aerial Site Map

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Description of Proposal: Convert an existing 2-car detached garage with attic storage to a carriage house located at 115 N Roosevelt Avenue (Parcel # 9710413025). The existing upper level storage space would be converted to living space. The site is located in the Neighborhood Conservation Low Density (N-C-L) Zone District.

The proposed 1000 SF carriage house contains the existing 644 SF 2-car garage on the first floor accessed off the alley, and a one-bedroom apartment above which includes approximately 356 SF of living space with a ceiling height above 7 ½ feet. The living space will be served by a 1-car gravel parking area off the west alley and a yard for the occupant’s use on the north side of the structure. Access to the upper level living space will be via exterior stairs along the east side of the structure. There will be new electrical service to the structure and a city meter. Water, natural gas, and wastewater will be tied to existing house lines. The existing garage has a slab foundation with a 12” insulated thickened edge. Garage permit on file with the City. The site is flat, no standing or flowing water. South alley drains to the east. No increase in impervious.

South and north eave heights, discussed with M. Nelson on 11/24/21, incorporate existing setbacks of 9’-3” on the south lot line and approximately 38’ on the north side lot line. On the south lot line, the additional 4’-3” of setback increases the maximum eave height to 13’ + (2’-1 ½”) = 15’-1 ½” (6” of additional height for every 1 foot over the minimum 5’ setback), as measured to the top of the top plate. This gives us a second story knee wall of 5’-10 ½” on the south side. The heel of the trusses allows space for R-49 insulation over the entire attic. Total height is 22’.

Allowable floor area on lot and on rear half of lot (FAR): The project site is a total of 14,250 SF or 0.32 acres. Allowable total floor area on a lot that is more than 10,000 square feet shall not exceed 30% plus 250 SF for a detached accessory structure, or 4,525 SF for this lot.

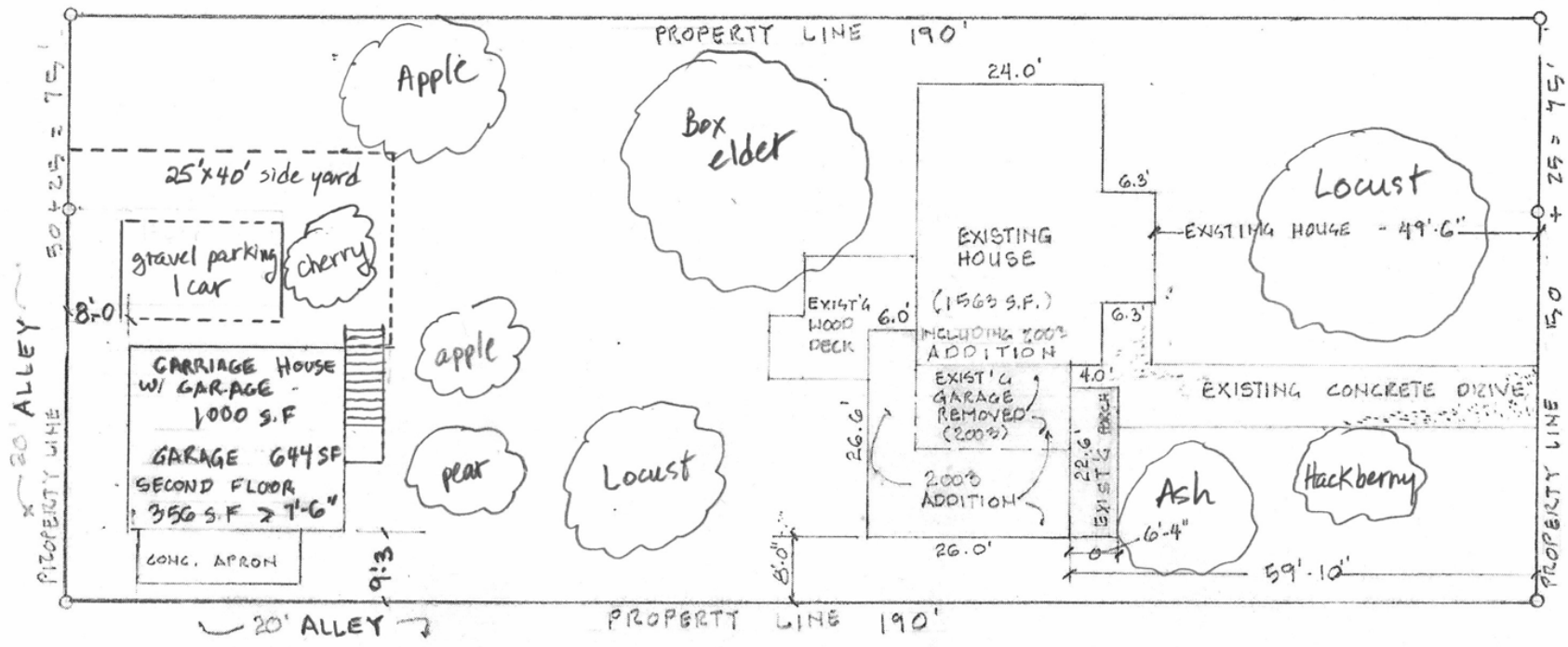
Existing main house square footage is 1,476 SF on main floor and 689 SF on second floor. Total existing SF =	2,165 SF
Proposed garage with carriage house, SF >7.5’ (644 SF first floor + 356 SF second floor)	1,000 SF
Total SF proposed on lot – this is less than the 4,525 SF allowed	3,165 SF
FAR: 50% of 14,250=7,125 SF; 25% X 7,125, FAR is > proposed 1000 SF	1,781 SF

The proposed project complies with total floor area allowable on the lot and floor area allowable on the rear half of the lot for the N-C-L District.

The existing 2-car garage footprint is 644 SF (measured by owner). This is greater than the 600 SF footprint allowed by code. We request a modification for the existing 644 SF footprint. Total SF >7.5’ will not exceed 1,000 SF.

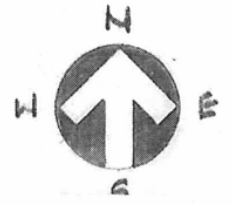
Attachments below for preliminary plan:

1. Site Plan
2. Elevations – South and East elevations
3. Cross section with truss schematic
4. Preliminary floorplan
5. Photos – existing garage

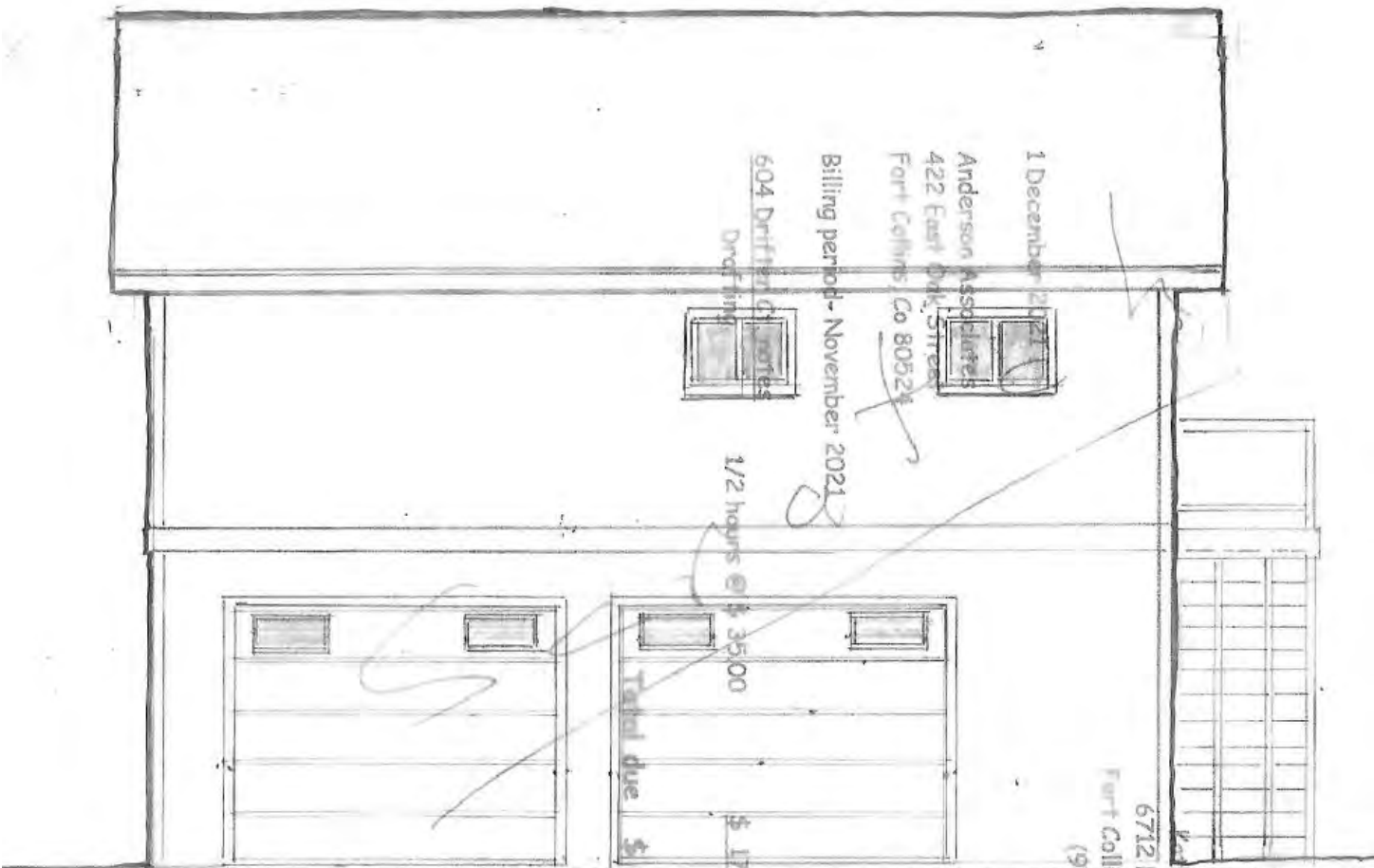


SITE PLAN

SCALE: 1" = 20'.0"



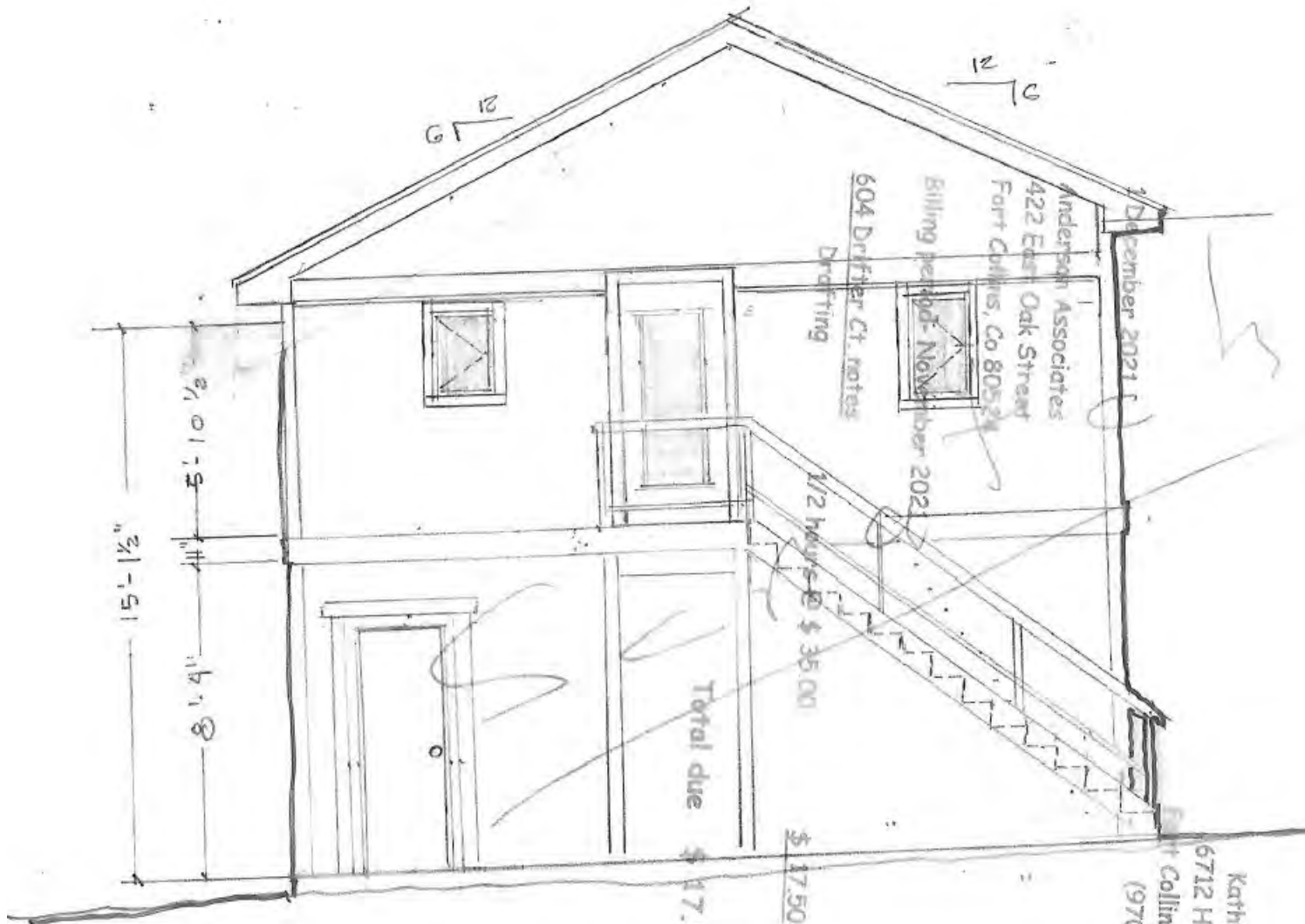
NORTH ROOSEVELT AV.



Kathy Geiger-Lee
 6712 Holyoke Court
 Fort Collins, Co. 80525
 (970) 225-6772

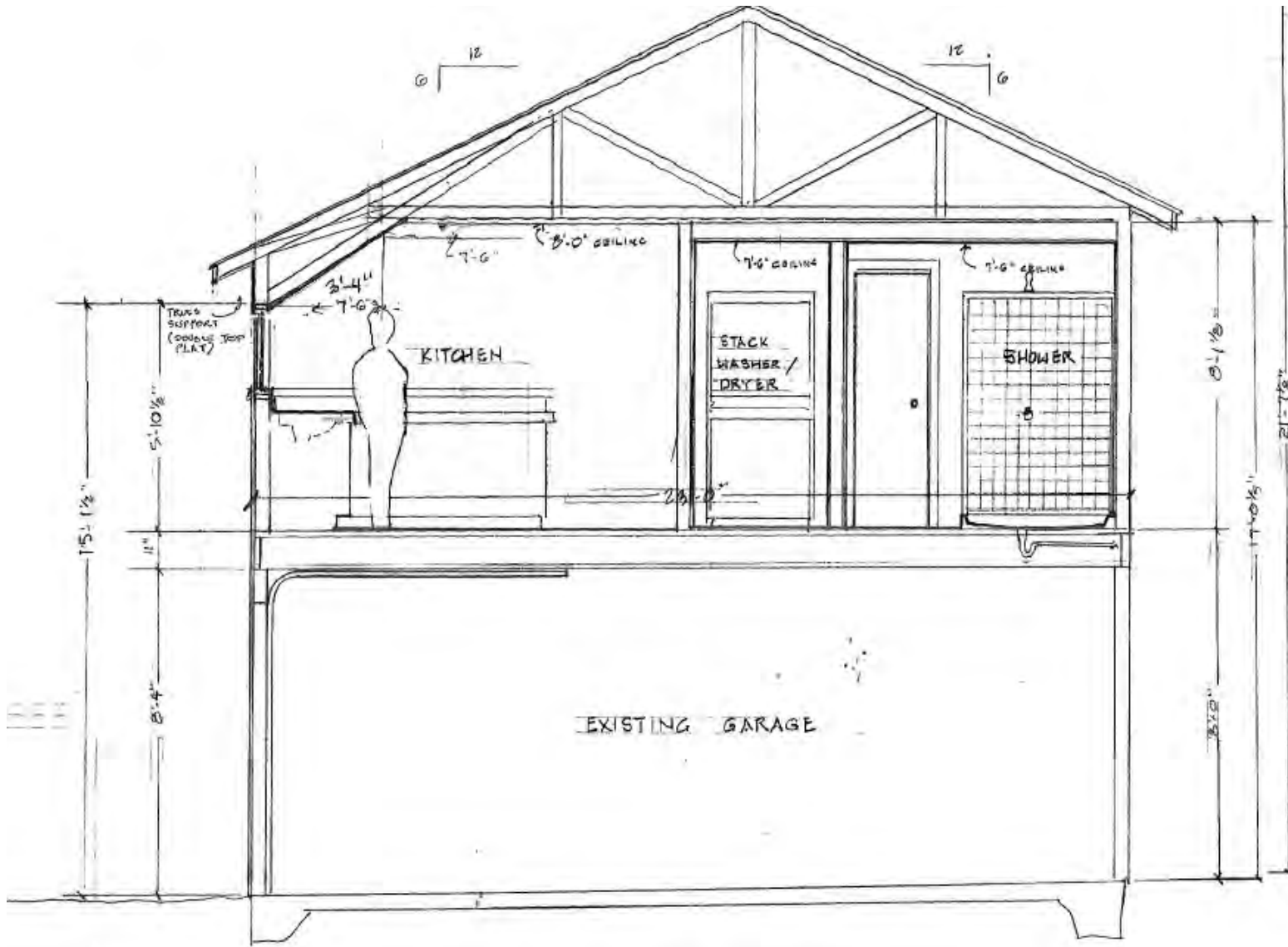
SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

Kathy Geiger-Lee
6712 Holyoke Court
Fort Collins, Co. 80525
(970) 225-6772



TRUSS W/ EXTENDED TOP CHORD
 1/2" = 1'-0"

Jones
 PROJ. 115 Roosevelt

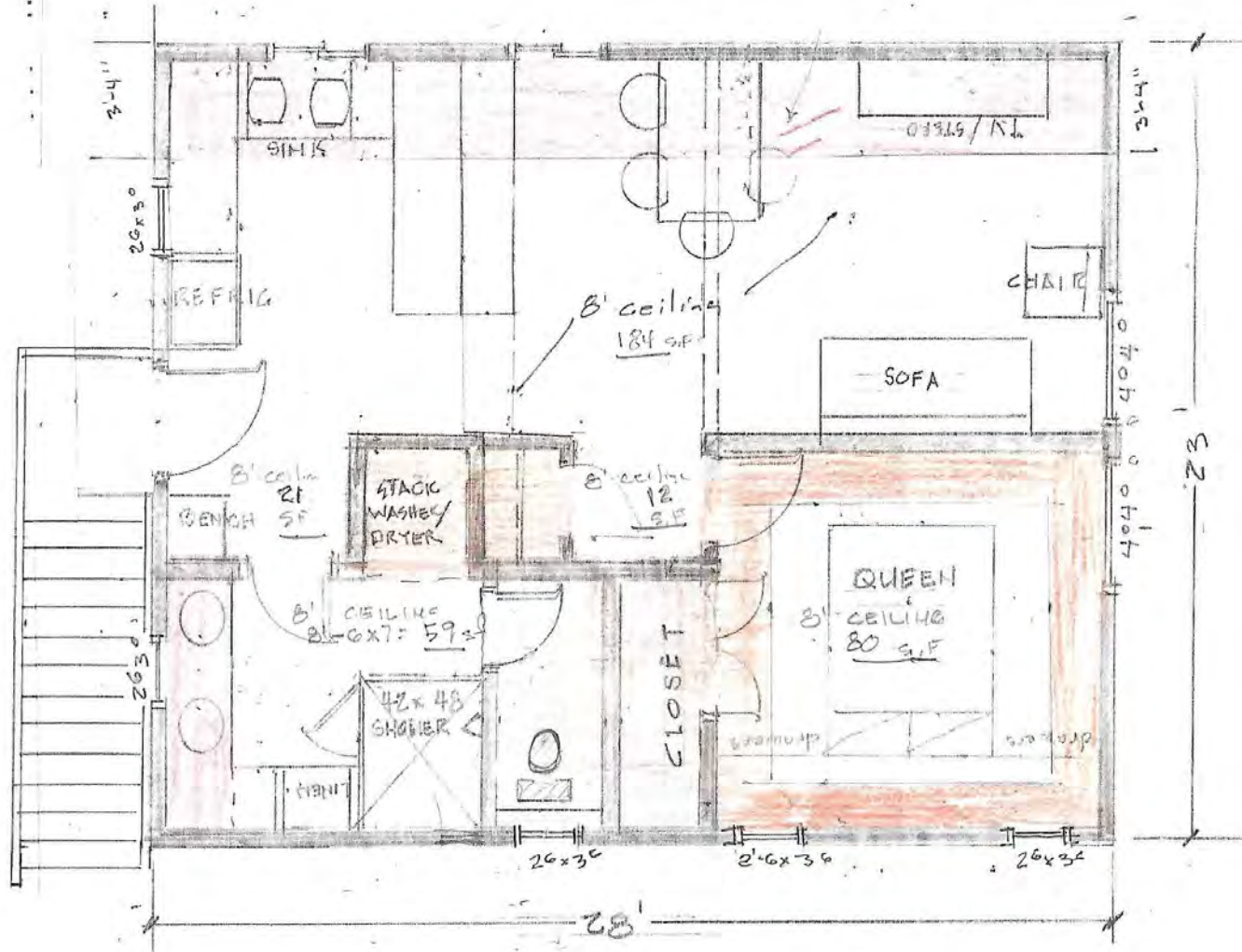
ANDERSON ASSOCIATES
 ARCHITECTS / ARCHITECTURAL ENGINEERS, LLC
 423 EAST OAK STREET
 FORT COLLINS, COLORADO 80524
 PHONE: 970/484-0306

TOTAL AREA 644 S.F.

AREA ABOVE 7'-6" - 356 SF

1000 SF ALLOWED

LIVING ROOM 184 # ENTRY 21 # BEDROOM 80 SF ^{BEDROOM} ENTRY 12 # BATH 59 #



Existing 2-car garage – 115 N Roosevelt

East view



South view



West view



North view

